

REAL ESTATE REGULATORY AUTHORITY, BIHAR

Before the Bench of Mr. R.B. Sinha, Member

Case No. CC/179/2018

Kaushalya Devi.....Complainant

Vs

M/s Arunendra Developers Pvt. Ltd.....Respondent

Present: For Complainant: Adv. Punit Kumar
For Respondent : Adv. Sharad Shekhar

05/04/2021

INTERIM ORDER THROUGH VIDEO CONFERENCING

Hearing taken up through video conferencing. Adv. Punit Kumar, complainant counsel is present. Adv. Sharad Shekhar, respondent counsel is also present.

Complainant counsel submits that the respondent has not complied with the last direction/order of the Bench and possession of the 8 flats has not been handed over as yet inspite of the specific commitment given by the Director on the day of last hearing. He further submits that the respondent never contacted the complainant and also after visiting the site it was witnessed that there is no progress in work. He further submits that the respondent is changing his advocate again and again and trying to linger the matter unnecessary. He again prays for handing over the possession of her share of flats.

It is observed that Mr. Pankaj Kumar, Director of the respondent company appeared on the last occasion and assured the Bench regarding handing over the possession of flats.

Respondent counsel submits that he is appearing on behalf of Adv. Rajiv Sinha (arguing counsel in the present case) and he further submits that Adv. Rajiv Sinha will not pursue this case. He further submits that the respondent had shared some document with RERA to which Bench clearly directs that the document shared by the respondent is not at all in a proper format and meaningful. He further submits that the concerned flats are ready.

It is observed that despite of many directions by the Bench, the respondent has not complied with the orders of the Bench. It is further observed that despite specific commitment on the last occasion, the respondent has neither appeared before this Bench nor has sent his representative to appear on his behalf.

In view of the aforesaid facts and keeping in view the approach and conduct of the respondent company, the Authority deems it proper and necessary to issue interim order under Section 36 to be read along with Section 34 (f) & Section 37 of the Real Estate (Regulation & Development) Act, 2016.

It is therefore, directed that until further order, all bank accounts of **M/s Arunendra Developers Pvt. Ltd.** and their Director/ Director **(i) Pankaj Kumar (Director) (DIN No:-02762101), (ii) Chandan Kumar (Director) (iii) Upendra Mandal (Director) (DIN No:- 08483223)**; shall be frozen with immediate effect and IG Registration is also requested to issue necessary directions to all DSRs/Sub-Registrars, including Patna/ Phulwarisharif/Danapur not to register any apartment/plot of project **“Jagnarayan Enclave”** and any other project of **M/s Arunendra Developers Pvt. Ltd. Located at any place in the state of the Bihar** untill further order.

Registrar of Companies (ROC), Patna is requested to provide necessary detail like PAN, Bank Account, DIN and Aadhaar details of the respondent companies and their directors within two weeks, so that the Authority may take necessary action against the respondent company. **(M/s Arunendra Developers Pvt. Ltd.; CIN: U45200BR2009PTC014892)**

Let a copy of this order be forwarded to concerned State Level Bankers Committee, LHO, Gandhi Maidan, Patna, for taking necessary action.

Let this order be communicated to the following:

(1) M/s Arunendra Developers Pvt. Ltd, H/o- Upendra Mandal Near RPS School, Raghunath Path Danapur, Patna, Bihar 801503; email: arunendradevelopers@gmail.com. Phone no.: 8757500500; 9631182298.

IT Consultant has been directed to upload a copy of this order on the Authority's website.

Let the next date of hearing be fixed on 16/04/2021 at 3.00 PM.

Put up on 16/04/2021 at 3.00 PM for hearing.

**R.B. Sinha,
Member**